

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 10/12/04

AGENDA ITEM 3

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Map Tract 7417 – David Atwal for Altima Construction, Ltd., (Subdividers)  
- Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement – The Property is located at 455 Laurel Avenue

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7417.

**DISCUSSION:**

The subject final map is for 6 townhomes within 2 buildings. The tentative map and site plan review for the townhome development was approved by the Planning Commission on September 25, 2003 which action by the Planning Commission was final. The final map includes 7 parcels: 6 for the townhomes and one for the common landscaping, driveways and parking spaces.

The buildings are designed in a contemporary style and will be two stories (26 ft.) in height. Each unit has approximately 1,600 square feet of living area, containing 3 bedrooms, 3 bathrooms, laundry room, den/study and separate kitchen, dining and living rooms. In addition, each townhome will have a 400 square foot attic area, accessible by a standard stairway. The first floor contains a two-car garage and there is a balcony over each garage. Two visitor spaces are provided within the site and there is on-street parking along Laurel Ave.

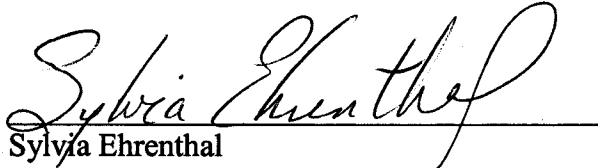
The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$53,217 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in black ink, appearing to read "Andrew S. Gaber", is written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

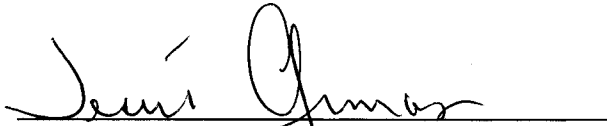
Recommended by:

A handwritten signature in cursive script, reading "Sylvia Ehrenthal", written over a horizontal line.

Sylvia Ehrenthal

Director of Community and Economic Development

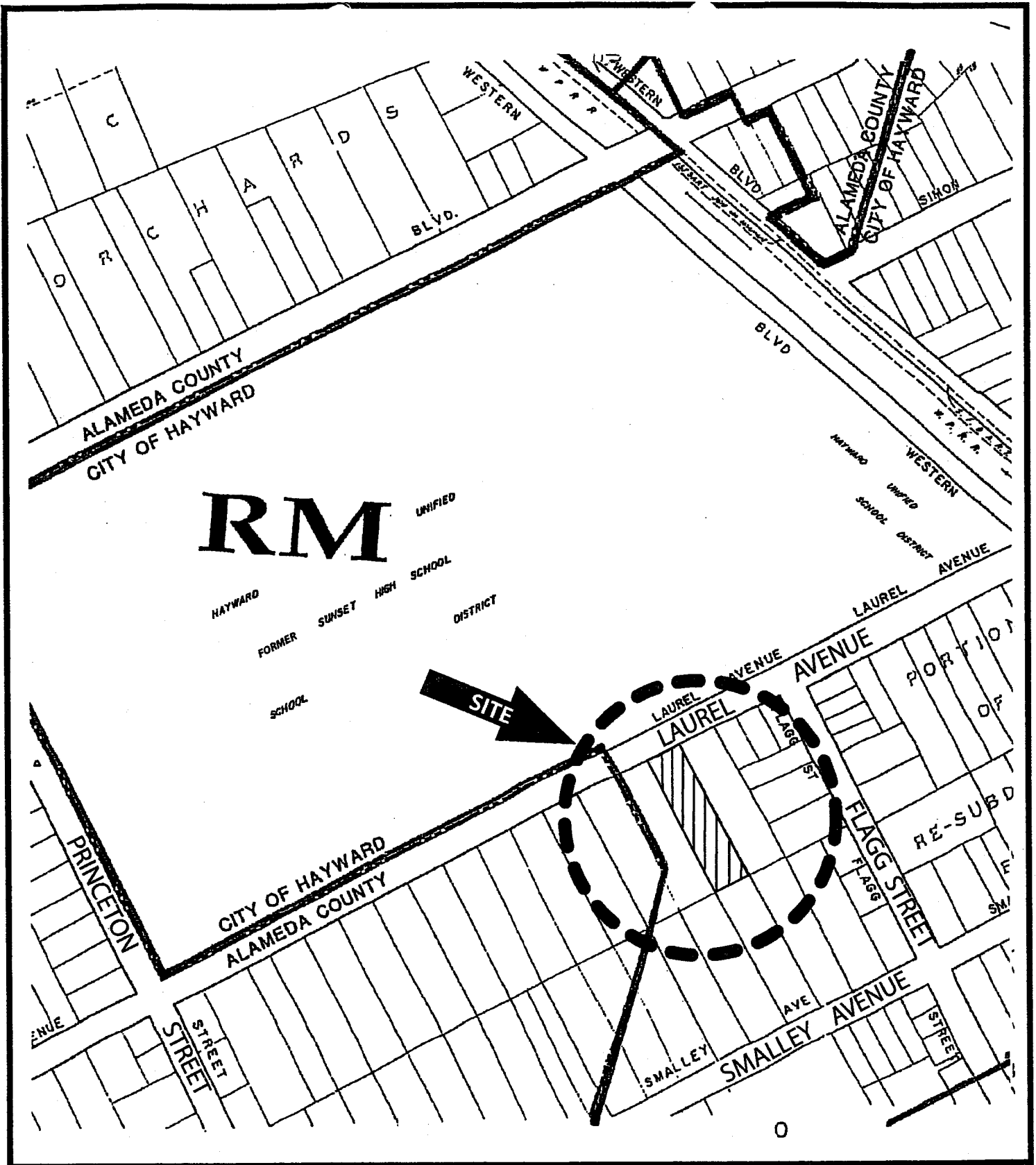
Approved by:

A handwritten signature in cursive script, reading "Jesús Armas", written over a horizontal line.

Jesús Armas, City Manager

Attachments: Exhibit A.      Area Map  
Draft Resolution

9/28/04



## Area & Zoning Map

PL-2002-0647 SPR/TTM

Address: 455 Laurel Avenue

Applicant/Owner: Dave Atwal

RM-Medium Density Residential



# DRAFT

## HAYWARD CITY COUNCIL

### RESOLUTION NO. 04-

Introduced by Council Member \_\_\_\_\_

#### RESOLUTION APPROVING FINAL MAP FOR TRACT 7417 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7417 to construct a 6 townhomes within 1 buildings located at 455 Laurel Avenue; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7417 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7417.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7417 property which will be dedicated to or acquired by the City.

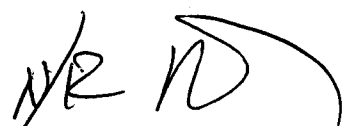
IN COUNCIL, HAYWARD, CALIFORNIA October 12, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

A handwritten signature in black ink, appearing to be 'NR ND' with a large loop at the end.

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBERS:**

**ATTEST:** \_\_\_\_\_  
City Clerk of the City of Hayward

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney of the City of Hayward